



258 Westdale Lane, Carlton, NG4 4FW

£280,000

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# 258 Westdale Lane Carlton, NG4 4FW

- Three bedrooms
- Kitchen opening to dining room
- Bathroom with separate toilet
- Bay fronted lounge
- Modern Viessmann Combi boiler
- Well maintained throughout

A very well presented bay-fronted three bedroom detached house with driveway for two cars and an enclosed rear garden. Located about a mile from Mapperley's many shops and amenities!

£280,000



## Overview

The accommodation consists of hallway with composite entrance door, bay-fronted lounge with living flame gas fire, kitchen with integrated electric oven, gas hob and is partially open to the dining room. From the dining room, a door leads out to the enclosed rear garden. Upstairs has three bedrooms, separate toilet and bathroom with Travertine wall and floor tiling, bath with glass screen and fixed head mains shower. The property also has traditional internal doors, picture rails, UPVC double glazing, parking for at least two cars and a modern Viessmann combination gas boiler installed in November 2022.

## Entrance Hall

With double-glazed composite front entrance door and UPVC double-glazed windows, stairs to the first-floor landing with under-stair cupboard housing the gas meter and RCD board. Laminate flooring and doors to both the lounge and kitchen.

## Lounge

Tiled fireplace and hearth with living flame gas fire, UPVC double glazed bay window to the front, radiator and picture rail.



### Kitchen

A range of wall and base units with wood effect worktops and inset one-and-a-half bowl sink unit and drainer in cream. Integrated electric oven, four ring gas hob, plumbing for washing machine, space for an upright fridge freezer and cupboard housing the Viessmann combination gas boiler installed in December 2022 with the remainder of a 10-year warranty. UPVC double glazed rear window and access to the dining room.

### Dining Room

With radiator, picture rail and UPVC double glazed windows and door leading out to the rear garden.

### First Floor Landing

Loft access, original stained glass window to the side and separate toilet with half Travertine wall and floor tiling, toilet and UPVC double glazed side window.

### Bedroom 1

UPVC double glazed bay window to the front, radiator and picture rail.

### Bedroom 2

With laminate flooring, UPVC double glazed rear window, radiator and picture rail.

### Bedroom 3

Laminate flooring, UPVC double glazed rear window and radiator.

### Bathroom

With Travertine wall and floor tiling, the suite consists of a bath with matching tiled panel, glass screen and fixed head mains shower. Pedestal wash basin, chrome ladder towel rail and UPVC double glazed front window.

### Outside

To the front is a driveway providing parking for at least two cars and a lawned garden with established borders. Side gated access leads to the rear which is also lawned and enclosed with a majority privet hedged perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C



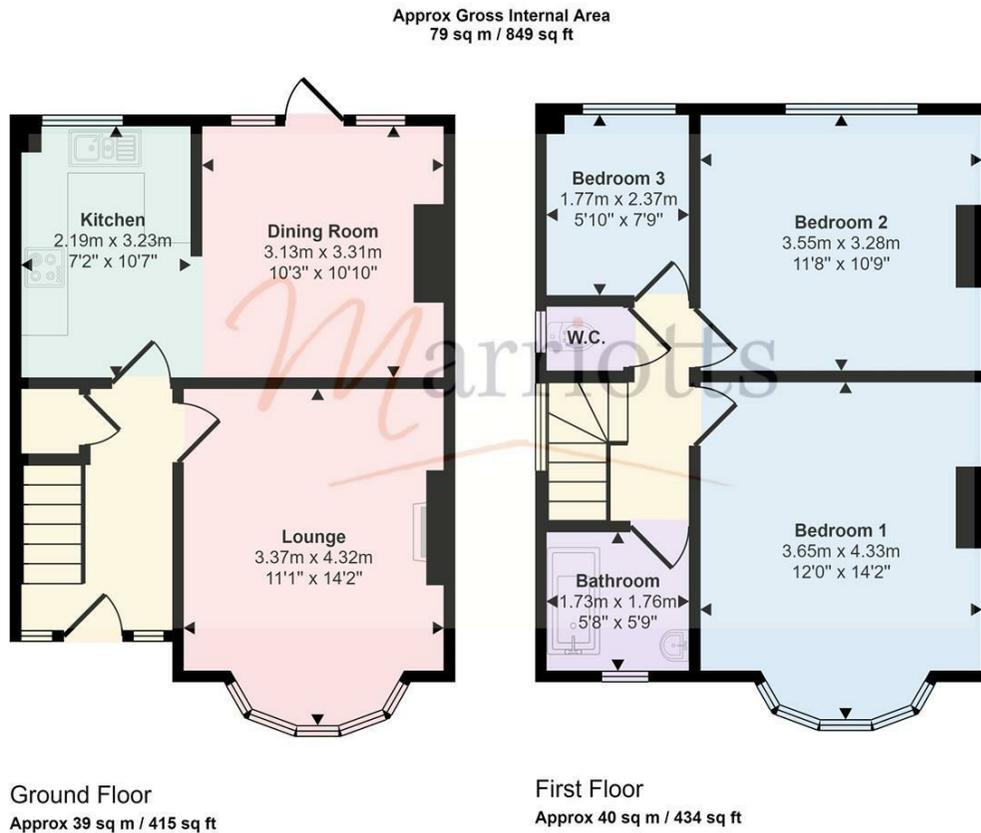




PROPERTY CONSTRUCTION: solid brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: Low  
ASBESTOS PRESENT no  
ANY KNOWN EXTERNAL FACTORS: N/K  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British Gas  
MAINS ELECTRICITY PROVIDER: Eon  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level front and rear access.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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